

ATTACHMENT #3: Section 10-1233. TPA Target Planning Area, as revised and adopted on 7/8/97 by Leon County

PERMITTED USES		
1. District Intent	2. Target Area Plan - Planning Requirements	3. Accessory Uses
<p>The purpose of the Target Planning Area (TPA) District is to establish planning guidelines for large undeveloped areas up to 1,000 acres in size inside of the Urban Service Area and that are expected to begin development within twenty-years. This district has specific planning requirements to coordinate the development in accordance to Land Use Objective 6.1. of the Tallahassee-Leon County Comprehensive Plan. Development within this TPA shall provide a mixture of at least four integrated uses (i.e., residential, commercial, office, light industrial, community facilities, open space/recreation) that are predominantly self-supporting, rather than predominantly dependent on public funding for additional infrastructure, and place a greater emphasis on pedestrian mobility and transportation alternatives.</p> <p>It is intended that Target Area Plans be approved as a Planned Unit Development (PUD). All implementing PUD's must be consistent with the TPA requirements in the Comprehensive Plan, and consistent with the provisions of this district.</p> <p>The Target Planning Area zoning designation is required by the Comprehensive Plan for undeveloped properties between 200 acres to 1,000 acres in size. Based upon determination of a need to protect the public interest, the Commission may designate any property of land a Target Planning Area in the Official Zoning Map, except for properties zoned Critical Planning Area. In addition, owners of properties that contain less than 200 acres may request that their property be included in the TPA district. Such requests will be subject to all of the applicable procedural requirements set forth in the Zoning Code.</p>	<p>Four different land uses shall be established by the Target Area Plan consistent with the development patterns established in Land Use Objective 1.7. The TAP and PUD zoning district which implement the plan, and development agreement if applicable, shall, at a minimum, establish the following :</p> <p>a) Boundary of area subject to Target Area Plan;</p> <p>b) General depiction of land use configurations;</p> <p>c) Activities permitted in each land use;</p> <p>d) Specific requirements that will adequately protect the natural resources of the area;</p> <p>e) Access requirements that consider the impacts to the surrounding area, including canopy roads, requires interconnections, and is consistent with existing and future transportation corridors;</p> <p>f) Facilities and development requirements to provide for alternative modes of transportation, including sidewalks, bikelanes, pedestrian amenities, transit-stop amenities, and pedestrian-friendly urban design;</p> <p>g) Phasing plan to coordinate development with public facility expansions, as well as the needed private facility projects to serve the site;</p> <p>h) How the development will reduce transportation demand by allowing for internal capture through a mixture of integrated uses that includes at least three of the following: residential; commercial; office; and industrial;</p>	<p>i) How the development will provide for low and moderate income housing;</p> <p>j) How the development will provide for the active and passive recreational needs of the community; and</p> <p>k) How the unique characteristics of the area, including cultural and historic resources and greenways, will be addressed. Except as noted below, no subdivisions or development are allowed prior to the adoption of a PUD zoning district to implement an adopted Target Area Plan.</p> <p>Up to 100 acres of a TPA may be subdivided or developed with Educational Facilities Uses, prior to the submittal of a Target Area Plan. The Educational Uses shall be designed for integrated auto, pedestrian and bicycle access, shared access, and adequate buffering for the remainder of the TPA.</p> <p>Boundary adjustments shall not be allowable between the TPA zoning district and other zoning districts without approval of a TAP.</p>
<p>4. Infrastructure - The TPA shall be developed to maximize the use of infrastructure through phasing and development location that fosters compact development. The TPA shall include a capital improvements schedule that is consistent with, and supports the development phases. The capital improvements schedule shall include facilities needed to support the development, including roads, sidewalks, bikelanes, areas and improvements for rideshare lots and mass transit stops, passive and active recreation opportunities, water, sewer, and the anticipated date in which the developer will provide the facilities. Locations of future schools needed to support the future resident population of the TPA shall also be designated.</p> <p>5. General design standards - The TPA shall establish design standards which will be incorporated in the PUD that encourage mixed integrated development that is pedestrian-friendly. The design standards shall include, but not be limited to, standards for building facades, scale, setbacks, height, street access, pedestrian facilities and amenities, natural areas, landscaped areas or plazas, stormwater accommodation, parking location, and signage.</p>		

GENERAL NOTES: 1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies 3.1.6. and 3.1.7. of the Comprehensive Plan for additional requirements. 2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc. 3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.)